Karen Johnson Davidson County Batch# 1172121 DEEDWARR 08/20/2024 09:00:30 AM 3 pgs Fees: $18.00 Taxes: $355.20 20240820-0063629	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $96,000.00 Affiant Subscribed and sworn to before me, this 9th day of August, 2024. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Craig Mullins	**New Owner**	**051150A05700CO**
1005 Orange Blossom Court	**1005 Orange Blossom Court**	
Hendersonville, TN 37075	**Hendersonville, TN 37075**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Raymond Woods Jr., DeCarlos Woods, Richard Woods, Gwen Woods.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Craig Mullins, married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. K-57, Plat of Quail Creek Condominium, of record in Book 6328, Pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Quail Creek Homeowners Association, as described in Book 6328, Page 44, said Register's Office.

Being the same property conveyed to Raymond C Woods, an unmarried man, by Warranty Deed from Connie Taylor and Mark Taylor, husband and wife, dated January 26, 2022, of record in Instrument No. 20230210-0009760, in the Register's Office for Davidson County, Tennessee. Raymond C Woods died intestate on March 6, 2024, leaving Raymond Woods, Jr., DeCarlos Woods, Richard Woods, and Gwen Woods as his heirs at law. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202408200063627, and Instrument No. 202408200063628 Register's Office of Davidson County, Tennessee. Oath is hereby made that the subject property was never the sole primary residence of said Grantors or their spouses.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 420 Walton Ln, Unit K-57, Nashville, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Raymond Woods Date: 8-15-24
Raymond Woods Jr.

DeCarlos Woods Date: 8-15-24
DeCarlos Woods

Richard Woods Date: 8-15-24
Richard Woods

Gwen Woods Date: 8-15-24
Gwen Woods

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Raymond Woods Jr., DeCarlos Woods, Richard Woods, and Gwen Woods., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2024.

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 12/21/2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/15/24 (date of document).

Jennifer K Russell
Affiant Signature

8/19/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of August 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

